




CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KASIM REED
MAYOR

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board
FROM: Charletta Wilson Jacks, Director 
SUBJECT: Z-14-68 for 2862 Lenox Road, N.E.
DATE: February 5, 2015

An Ordinance to rezone from the PD-H (Planned Development Housing) District to the PD-H (Planned Development Housing) District for a change of conditions.

The applicant submitted a request to defer in order to meet with the neighborhood and NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: 30-DAY DEFERRAL-MARCH 2015



KASIM REED
MAYOR

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303
404-330-6145 – FAX: 404-658-7491
<http://www.atlantaga.gov/Government/Planning.aspx>

CHARLETTA WILSON JACKS
DIRECTOR
Office of Planning

MEMORANDUM

TO: Zoning Review Board
FROM: Charletta Wilson Jacks, Director *CWJ*
SUBJECT: Z-14-70 for 711 Andover Drive, N.W.
DATE: February 5, 2015

The applicant requests to rezone property from the **R-2 (Single Family Residential)** district to the **PD-H (Planned Development-Housing)** district for the development of single family detached dwelling.

The applicant has requested this application be withdrawn. Therefore Staff recommends the application be filed.

STAFF RECOMMENDATION: FILE




KASIM REED
MAYOR

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303
404-330-6145 – FAX: 404-658-7491
<http://www.atlantaga.gov/Government/Planning.aspx>

CHARLETTA WILSON JACKS
DIRECTOR
Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: Z-14-71 for 1761 Glenwood Avenue, SE.

DATE: February 5, 2015

An Ordinance to rezone from the **R-LC (Residential Limited Commercial) District** to the **R-4 (Single-family Residential) District**.

FINDINGS OF FACT:

- property location: The property is located in the East Atlanta neighborhood of NPU-W in Council District 5, and Land Lot 175 of the 15th District.
- property size and physical features: The subject site consists of 4.5 acres with approximately 166 feet of frontage along Glenwood Avenue, and 434 feet along Winthrop Drive. The site is completely wooded and undeveloped, and it is characterized by an odd, non-conforming shape.
- CDP land use map designation: Single-Family Residential.
- current/past use of property: The site is completely wooded and undeveloped.
- surrounding zoning/land uses: The properties in the adjacent area are extensively single-family residential, but there is a school across the street to the north.
- transportation system: The subject property fronts two public streets, with Glenwood Avenue being a major Marta bus route. Interstate 20 is abuts the site to the east of Winthrop Drive

PROPOSAL:

This application proposes to rezone a site from R-LC to R-4 to allow the cohesive subdivision development of a dual-phase residential project. The current zoning is compatible with the proposed use. The preliminary plats for both phases of the subdivision have already been approved, but due to the site's shape and configuration the R-LC setbacks would unnecessarily limit the buildable area.

CONCLUSIONS:

(1) Compatibility with comprehensive development plan (CDP); timing of development:

The current CDP land use designation of the site is Single-Family Residential. This land use is compatible with the proposed R-4 zoning category.

(2) Availability of and effect of public facilities and services; referral to other agencies:

The area surrounding the site is already developed with residential and non-residential uses, and the proposed houses on the subdivision would be developed according to the dominant R-4 zoning immediately adjacent to it. There are existing public facilities and services serving these areas, which would be maintained without any significant difference.

(3) Availability of other land suitable for proposed use; environmental effect on balance of land uses: The availability of other land is not applicable to this proposed project. There would be no disruption in the balance of land uses, but the rezoning would help to establish consistency given the existing R-4 zoning of the adjacent properties. The site is currently vacant and underutilized.

(4) Effect on character of the neighborhood:

The rezoning of these properties would allow the developer to create lots that are compatible with the character of the surrounding neighborhood. The maintenance of the existing R-LC would be a challenge to the residential development that maximizes the use of a currently underutilized site. The proposed subdivision is compatible with the scale and character of the existing neighborhood.

(5) Suitability of proposed land use: The proposed residential subdivision is a compatible land use for this area, which consists of older established single-family residences.

(6) Effect on adjacent property: As previously mentioned, the zoning and resulting subdivision is compatible with the adjacent property which is also zoned R-4.

(7) Economic use of current zoning: There likely exists some economic use for the portion of the site zoned R-LC, but it has remained undeveloped for a long time. The more viable economic use appears to be single-family residential, which would be a small extension of a large existing single-family residential area.

Z-14-71 for 1761 Glenwood Avenue, SE

February 5, 2015

Page 3 of 3

(8) Tree Preservation: The proposed project will be developed in accordance with the City of Atlanta Tree Ordinance.

STAFF RECOMMENDATION: APPROVAL




CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0301
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

M. KASIM REED
MAYOR

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board
FROM: Charletta Wilson Jacks, Director 
SUBJECT: U-14-33 for 2041 Joseph E. Boone Boulevard, N.W.

DATE: February 5, 2015

The applicant seeks a Special Use Permit pursuant to Section 16-06A.005 (1) (g)) for a personal care home for property located at **2041 JOSEPH E. BOONE BOULEVARD, N.W.**

The applicant has requested additional time to work with the impacted neighborhood organizations.

STAFF RECOMMENDATION: 30 DAY DEFERRAL-MARCH 2015



CITY OF ATLANTA


DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

M. KASIM REED
MAYOR

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: Z-14-41 for 1791 Piedmont Road, N.E.

DATE: February 5, 2015

An Ordinance to rezone from the RG-2/Beltline Overlay District (Residential General-Sector 2) to the MR-4A/Beltline Overlay District (Multifamily Residential) District, property located at 1763-1791 (aka 1797) Piedmont Road, N.E to develop a multi-family residential project with approximately 180 residential units of 168,714 total square feet with 273 parking spaces in an accessory parking deck.

The applicant has requested an additional 30 day deferral to allow additional time to revise the site plan.

STAFF RECOMMENDATION: 30 DAY DEFERRAL-MARCH 2015



CITY OF ATLANTA


M. KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: U-14-31 for Transfer of Development Rights
Receiving property: 1791 Piedmont Road N.E.

DATE: February 5, 2015

An Ordinance granting a Special Use Permit for the transfer of excess development density from property located at 641 (aka) 665 North Avenue (Sending Parcels) to property located at 1763-1791 (aka 1791) Piedmont Avenue (Receiving Parcels); and for other purposes. Note: the development rights proposed to be sent have been previously severed per U-11-017 (11-O-0693).

The applicant has requested additional time to revise the site plan for the associated rezoning request. As a result, it is appropriate to defer this application so that both can be acted upon at the same time.

STAFF RECOMMENDATION: 30 DAY DEFERRAL-MARCH 2015




KASIM REED
MAYOR

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303
404-330-6145 – FAX: 404-658-7491
<http://www.atlantaga.gov/Government/Planning.aspx>

CHARLETTA WILSON JACKS
DIRECTOR
Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: Z-14-39 for 410-418 Grant Park Place, 785-805 Cherokee Avenue, 421-423 Augusta Avenue, and 765-775 Harrison Place, S.E.

DATE: February 5, 2015 (*Deferred September 8 and November 6, 2014*)

The applicant requests a change in conditions for property zoned to the **PD-MU (Planned Development-Mixed Use) District** in April 2008.

The applicant has requested an additional deferral to discuss certain conditions with the impacted neighborhood and believes a 60 day deferral should be sufficient to complete the review with neighbors and the NPU. The applicant will also be filing an application for Review and Comment by the Urban Design Commission to be heard prior to the Zoning Review Board. Staff is supportive of the request.

STAFF RECOMMENDATION: 60-DAY DEFERRAL-APRIL 2015



CITY OF ATLANTA


DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KASIM REED
MAYOR

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: Z-14-42 for 3537, 3541, 3545, 3549, 3555 Roxboro Road N.E.

DATE: February 5, 2015

The applicant seeks a rezoning of the property, from **R-3** to **MR-3**, for a new development composed of 21-unit townhouse for the property located at **3537, 3541, 3545, 3549, 3555 Roxboro Road NE**

The applicant has requested additional time to review the proposed site plan.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – MARCH, 2015




KASIM REED
MAYOR

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303
404-330-6145 – FAX: 404-658-7491
<http://www.atlantaga.gov/Government/Planning.aspx>

CHARLETTA WILSON JACKS
DIRECTOR
Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: Z-14-61 for 1099 North Avenue and 579 (rear) North Highland, N.E.

DATE: February 5, 2015 (Deferred January 8, 2015 and November 13, 2014)

The applicant requests to rezone property from the **R-4 (Single Family Residential)** district to the **MRC-3 (Multi Residential Commercial-Sector 3)** district for the development of seventeen (17) townhomes.

The applicant has requested an additional 60 day deferral to allow time to revise the site plan and continue discussing the proposal with the impacted neighborhood. Staff is supportive of the deferral request.

STAFF RECOMMENDATION: 60 DAY DEFERRAL-APRIL 2015



CITY OF ATLANTA


M. KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: U-14-29 for 2760 Lakewood Avenue, S.W.
(aka 2756 Lakewood/2107 Metropolitan Avenue, S.W.)

DATE: February 5, 2015

The applicant seeks a **Special Use Permit** pursuant to Section 16-11.005 (1) (c) for outdoor displays or sales areas of 90 days or more in duration.

FINDINGS OF FACT:

- Property location: The subject property is located at 2760 Lakewood Avenue, S.W. in the southwest quadrant of the City at the corner of Lakewood and Metropolitan Parkway. The property is located in Land Lot 102 of the 14th District, Fulton County, Georgia. It is located in the Sylvan Hills neighborhood of NPU-X in Council District 12.
- Property size and physical features: The subject property fronts 185.1 feet on Lakewood Ave, and is approximately 31,893sf. The topography is flat and the surface is covered with concrete. There are two points of ingress and egress on the property, on Lakewood Avenue and on Metropolitan Parkway.
- CDP land use map designation: The Comprehensive Development Plan currently designates the land use for this property as Low-Density Commercial (LDC).
- Current/past use of property: The subject property is currently being used as a Wholesale retail store. The property was previously used for automotive repair services.
- Surrounding zoning/land uses: Property is primarily surrounded by commercial uses on Lakewood Avenue and Metropolitan Parkway.

- **Transportation system:** Lakewood Avenue is a minor arterial street. Metropolitan Parkway is a major street with a heavy traffic flow. Sidewalks are present along both streets and in the surrounding area. MARTA bus routes are found along Metropolitan Parkway.

PROPOSAL:

The applicant, Tommy's Wholesale Retail, seeks a Special Use Permit to display sale merchandise outside in the front of the store. The applicant proposes the display to occur during regular business and upon store closing the merchandise will be brought back into the store. The applicant has indicated that the display area will be four feet wide by twenty-four feet long (4'x 24').

- **Ingress and egress:** There are sufficient curb-cuts on Lakewood Ave and Metropolitan Parkway to gain access into and out of the property.
- **Parking and loading:** Loading/unloading of products will take place at loading doors located on the right and left side of the store in the bay area's one for loading and for unloading. Delivery trucks enter the parking lot on Metropolitan Parkway and Lakewood Ave. There is sufficient parking for employees and customers on site.
- **Refuse and service areas:** The applicant uses a private waste management company to pick-up garbage weekly.
- **Buffering and screening:** The applicant has not proposed any buffering or screening for the proposed use.
- **Hours and manner of operation:**
 - **Hours:** 8 hours, six days a week Monday-Saturday., with the exception of the holiday seasons when the store is open seven days (12a.m. -5p.m. on Sunday's only)
 - **Staff:** 5 employees to work a shift.
 - **Meals and Special Programs:** **Meals:** Will not offer any meals.
- **Duration:** The applicant requests unlimited duration for the Special Use Permit.
- **Required yards and open space:** The building is existing. Therefore, Staff assumes that all required yards and open space have met the requirements.
- **Tree Preservation and replacement:** No trees will be impacted.

CONCLUSIONS:

- a) **Ingress and egress and proposed structure or uses thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and emergency access:** Access to the property as shown on the site plan appears to be sufficient.
- b) **Parking and loading:** The on-site parking and loading areas appears to be sufficient, with using the loading door on both sides of the property and in accordance with established times. However, Staff is concerned about potential conflicts with loading and unloading activities and parking.
- c) **Refuse and service areas:** The areas proposed for the collection of refuse and the servicing of these areas appears to be sufficient.
- d) **Buffering and screening:** As indicated previously, the property is occupied with an existing building. No additional buffering and screening is proposed by the applicant. However, there is no clear demarcation between the areas proposed for the outdoor display of merchandise and the parking area for cars. Should this Special Use Permit be approved, for matters of safety, a clear separation between these areas must be defined.
- e) **Hours and manner of operation:** The hours and manner of operation for this retail use are adequate..
- f) **Duration:** Staff is not supportive of an indefinite duration. Due to the concerns raised about safety. Additionally, staff is concerned about the orderly display of merchandise and is of the opinion that there will not be a focus on the management of these displays.
- g) **Compatibility with policies related to tree preservation:** Compatibility with the Tree Ordinance is addressed at the time of permitting.
- h) **Required yards and open space:** The required yards and open space do not appear to be impacted by this proposed use.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The Special Use Permit shall be valid for a permit of one year from the date of Council adoption.
2. The Special Use Permit is valid only as long as Neena Jasani is the applicant.
3. A barrier, to be approved by the Director of the Office of Planning, shall be installed to make a distinction between the display area and the parking lot.
4. The outdoor display and sales area will be limited to no more than two tables in the area between the two roll up doors on the eastern most area of the building. No clothing racks shall be used to display outside items and items may only be displayed on tables along the portion of the building stated above. No items shall be placed on the ground.

5. The outdoor display and sales area shall be limited to the regular hours of business operations on Saturdays only.



CITY OF ATLANTA


DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0301
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

M. KASIM REED
MAYOR

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: U-14-33 for 2041 Joseph E. Boone Boulevard, N.W.

DATE: February 5, 2015

The applicant seeks a Special Use Permit (SUP) for a personal care home, pursuant to Section 16-18K.004 (1) (3) (a) for property located at 2041 Joseph E. Boone Boulevard.

The Neighborhood Planning Unit is continuing to review this application with the applicant and staff recommends a 30 day deferral.

STAFF RECOMMENDATION: 30 DAY DEFERRAL-MARCH 2015